

## Balance Sheet

Properties: Reynolds Farm Condominium Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544

As of: 01/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING CASH</b>		
Security Deposit Cash	1005	2,635.50
Operating Fund	1165	65,252.38
<b>Total OPERATING CASH</b>		<b>67,887.88</b>
<b>RESERVE ACCOUNTS</b>		
RFL Certificate	1302	159,741.80
RFL Prime Svgs	1303	81,416.15
<b>Total RESERVE ACCOUNTS</b>		<b>241,157.95</b>
<b>Total Cash</b>		<b>309,045.83</b>
<b>Fixed Assets</b>		
Fixed Assets:Barn	1810	77,640.00
Fixed Assets:Accumulated Depreciation	1885	-17,433.75
<b>Total Fixed Assets</b>		<b>60,206.25</b>
<b>TOTAL ASSETS</b>		<b>369,252.08</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>ACCOUNTS PAYABLE</b>		
Barn Security Deposit	2010	2,635.50
Prepaid Assessments	2025	9,976.60
Security Clearing	2999	-6,840.00
<b>Total ACCOUNTS PAYABLE</b>		<b>5,772.10</b>
<b>Total Liabilities</b>		<b>5,772.10</b>
<b>Capital</b>		
<b>Capital Stock</b>		
Retained Earnings	3045	330,893.51
<b>Total Capital Stock</b>		<b>330,893.51</b>
Appfolio Opening Balance Equity	3997	3,186.18
Calculated Retained Earnings		13,509.39
Calculated Prior Years Retained Earnings		15,890.90
<b>Total Capital</b>		<b>363,479.98</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>369,252.08</b>

# Income Statement

## Trio Property Management

Properties: Reynolds Farm Condominium Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544

As of: Jan 2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Selected Month	Year to Month End
<b>Operating Income &amp; Expense</b>			
<b>Income</b>			
<b>ASSOCIATION INCOME</b>			
HOA Dues	4010	15,159.50	100,830.34
Barn Storage	4040	855.00	6,435.00
Chimney Mtce Reimbursement	4100	175.00	1,679.70
Contribution to Reserves	4115	0.00	500.00
Late Fees/Finance Charges	4145	67.50	259.76
Legal & Prof Fee Recovery	4150	0.00	418.00
Transfer Fee Income	4155	200.00	400.00
NSF Charges	4170	20.00	20.00
<b>Total ASSOCIATION INCOME</b>		<b>16,477.00</b>	<b>110,542.80</b>
<b>Total Operating Income</b>		<b>16,477.00</b>	<b>110,542.80</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
Bank Charges and Fees	6015	0.00	42.00
Business Filing Fees	6025	0.00	10.00
Donation Expense	6055	0.00	100.00
Insurance	6070	0.00	19,958.00
Legal Fee	6085	0.00	626.01
NSF Bank Charge	6115	0.00	12.00
Office Supplies	6120	0.00	50.00
Postage and Delivery	6125	34.21	315.06
Printing and Reproduction	6130	46.00	450.56
Professional Fees	6135	0.00	225.00
Property Management Fee	6140	1,000.00	7,000.00
Property Transfer Fee	6145	0.00	400.00
Web Site Design & Management	6180	25.00	175.00
Web Site Hosting & Domain	6185	0.00	75.00
<b>Total ADMINISTRATIVE</b>		<b>1,105.21</b>	<b>29,438.63</b>
<b>CAPITAL EXPENSES</b>			
Building Repairs - Reserves	6320	4,862.95	13,160.98
Paving & Concrete	6465	0.00	765.00
Tree Replacement	6510	0.00	452.31
<b>Total CAPITAL EXPENSES</b>		<b>4,862.95</b>	<b>14,378.29</b>
<b>LANDSCAPE MAINTENANCE</b>			
Backflow Testing	6840	0.00	375.00
Clean Up Spring/Fall	6850	0.00	3,200.00
Irrigation Maintenance	6880	387.50	1,837.07
Landscape Contract	6885	0.00	7,202.00
Misc. Landscape Mtce	6895	400.00	400.00

# Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Trash Removal & Dump Fees - Landscape	6950	0.00	175.00
Tree Trimming/Removal/Replace	6960	0.00	6,665.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>787.50</b>	<b>19,854.07</b>
<b>MAINTENANCE</b>			
Fence Maintenance	7130	67.50	67.50
Lighting Maintenance	7135	0.00	95.00
<b>Total MAINTENANCE</b>		<b>67.50</b>	<b>162.50</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>			
Barn Maintenance	7205	0.00	36.81
Building Maintenance	7215	0.00	427.40
Chimney Cleaning Maintenance	7225	0.00	1,710.00
Deck Maintenance	7230	0.00	1,225.00
Fence Maintenance - Buildings	7245	0.00	540.00
Gutter Maintenance	7260	325.00	4,235.00
<b>Total BUILDING/STRUCTURE/MAINTENANCE</b>		<b>325.00</b>	<b>8,174.21</b>
<b>REPAIRS</b>			
Fence Repair	7525	0.00	910.00
Irrigation Repair	7530	0.00	11,012.58
<b>Total REPAIRS</b>		<b>0.00</b>	<b>11,922.58</b>
<b>UTILITIES</b>			
Electric	7810	0.00	586.98
<b>Total UTILITIES</b>		<b>0.00</b>	<b>586.98</b>
<b>Water</b>			
Water - City of Longmont	7865	1,587.18	14,797.13
<b>Total Water</b>		<b>1,587.18</b>	<b>14,797.13</b>
<b>Total Operating Expense</b>		<b>8,735.34</b>	<b>99,314.39</b>
<b>NOI - Net Operating Income</b>		<b>7,741.66</b>	<b>11,228.41</b>
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income - other	8005	0.00	1,760.18
Interest Income: Interest from Money Market Acct	8060	10.52	20.80
<b>Total INTEREST INCOME</b>		<b>10.52</b>	<b>1,780.98</b>
<b>Other Income</b>			
Reserve Transfer Income	8125	500.00	500.00
<b>Total Other Income</b>		<b>500.00</b>	<b>500.00</b>
<b>Total Other Income</b>		<b>510.52</b>	<b>2,280.98</b>
<b>Net Other Income</b>		<b>510.52</b>	<b>2,280.98</b>
<b>Total Income</b>		<b>16,987.52</b>	<b>112,823.78</b>
<b>Total Expense</b>		<b>8,735.34</b>	<b>99,314.39</b>

# Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Net Income		<u>8,252.18</u>	<u>13,509.39</u>

## Annual Budget Comparison

Properties: Reynolds Farm Condominium Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544

As of: Jan 2019

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>								
<b>ASSOCIATION INCOME</b>	<b>4000</b>							
HOA Dues	4010	15,159.50	14,250.00	909.50	100,830.34	99,750.00	1,080.34	171,000.00
Barn Storage	4040	855.00	930.00	-75.00	6,435.00	6,510.00	-75.00	11,200.00
Chimney Mtce Reimbursement	4100	175.00	0.00	175.00	1,679.70	0.00	1,679.70	0.00
Contribution to Reserves	4115	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Late Fees/Finance Charges	4145	67.50	25.00	42.50	259.76	175.00	84.76	300.00
Legal & Prof Fee Recovery	4150	0.00	0.00	0.00	418.00	0.00	418.00	0.00
Transfer Fee Income	4155	200.00	0.00	200.00	400.00	0.00	400.00	0.00
NSF Charges	4170	20.00	0.00	20.00	20.00	0.00	20.00	0.00
<b>Total ASSOCIATION INCOME</b>		<b>16,477.00</b>	<b>15,205.00</b>	<b>1,272.00</b>	<b>110,542.80</b>	<b>106,435.00</b>	<b>4,107.80</b>	<b>182,500.00</b>
<b>Total Operating Income</b>		<b>16,477.00</b>	<b>15,205.00</b>	<b>1,272.00</b>	<b>110,542.80</b>	<b>106,435.00</b>	<b>4,107.80</b>	<b>182,500.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>	<b>6000</b>							
Accounting Fees	6005	0.00	0.00	0.00	0.00	235.00	235.00	235.00
Bank Charges and Fees	6015	0.00	10.00	10.00	42.00	70.00	28.00	120.00
Business Filing Fees	6025	0.00	40.00	40.00	10.00	50.00	40.00	50.00
Donation Expense	6055	0.00	0.00	0.00	100.00	0.00	-100.00	0.00
Insurance	6070	0.00	0.00	0.00	19,958.00	26,000.00	6,042.00	26,000.00
Legal Fee	6085	0.00	0.00	0.00	626.01	500.00	-126.01	1,000.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	25.00	25.00	50.00
Misc. Office Expenses & Supplies	6110	0.00	0.00	0.00	0.00	25.00	25.00	50.00
NSF Bank Charge	6115	0.00	0.00	0.00	12.00	0.00	-12.00	0.00
Office Supplies	6120	0.00	0.00	0.00	50.00	0.00	-50.00	0.00
Postage and Delivery	6125	34.21	25.00	-9.21	315.06	300.00	-15.06	450.00
Printing and Reproduction	6130	46.00	25.00	-21.00	450.56	375.00	-75.56	550.00
Professional Fees	6135	0.00	0.00	0.00	225.00	0.00	-225.00	0.00
Property Management Fee	6140	1,000.00	1,000.00	0.00	7,000.00	7,000.00	0.00	12,000.00
Property Transfer Fee	6145	0.00	0.00	0.00	400.00	0.00	-400.00	0.00
Web Site Design & Management	6180	25.00	25.00	0.00	175.00	175.00	0.00	300.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	75.00	0.00	-75.00	0.00
<b>Total ADMINISTRATIVE</b>		<b>1,105.21</b>	<b>1,125.00</b>	<b>19.79</b>	<b>29,438.63</b>	<b>34,755.00</b>	<b>5,316.37</b>	<b>40,805.00</b>
<b>CAPITAL EXPENSES</b>	<b>6300</b>							
Building Repairs - Reserves	6320	4,862.95	0.00	-4,862.95	13,160.98	0.00	-13,160.98	0.00
Patio/Deck Repair/Replacement	6460	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Paving & Concrete	6465	0.00	0.00	0.00	765.00	0.00	-765.00	0.00
Tree Replacement	6510	0.00	0.00	0.00	452.31	0.00	-452.31	0.00
<b>Total CAPITAL EXPENSES</b>		<b>4,862.95</b>	<b>0.00</b>	<b>-4,862.95</b>	<b>14,378.29</b>	<b>0.00</b>	<b>-14,378.29</b>	<b>2,000.00</b>

## Annual Budget Comparison

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>LANDSCAPE MAINTENANCE</b>	<b>6830</b>							
Aeration	6835	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Backflow Testing	6840	0.00	0.00	0.00	375.00	0.00	-375.00	400.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	3,200.00	1,000.00	-2,200.00	1,600.00
Common Area Maintenance	6855	0.00	0.00	0.00	0.00	250.00	250.00	500.00
Irrigation Maintenance	6880	387.50	0.00	-387.50	1,837.07	9,500.00	7,662.93	16,000.00
Landscape Contract	6885	0.00	0.00	0.00	7,202.00	4,500.00	-2,702.00	8,000.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Misc. Landscape Mtce	6895	400.00	0.00	-400.00	400.00	200.00	-200.00	500.00
Snow Removal	6935	0.00	1,000.00	1,000.00	0.00	1,500.00	1,500.00	3,000.00
Trash Removal & Dump Fees - Landscape	6950	0.00	0.00	0.00	175.00	0.00	-175.00	0.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	6,665.00	1,500.00	-5,165.00	4,000.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>787.50</b>	<b>1,000.00</b>	<b>212.50</b>	<b>19,854.07</b>	<b>18,450.00</b>	<b>-1,404.07</b>	<b>35,500.00</b>
<b>MAINTENANCE</b>	<b>7100</b>							
Fence Maintenance	7130	67.50	0.00	-67.50	67.50	0.00	-67.50	0.00
Lighting Maintenance	7135	0.00	0.00	0.00	95.00	0.00	-95.00	0.00
Misc. Maintenance	7140	0.00	0.00	0.00	0.00	200.00	200.00	500.00
<b>Total MAINTENANCE</b>		<b>67.50</b>	<b>0.00</b>	<b>-67.50</b>	<b>162.50</b>	<b>200.00</b>	<b>37.50</b>	<b>500.00</b>
<b>BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>7200</b>							
Barn Maintenance	7205	0.00	0.00	0.00	36.81	350.00	313.19	500.00
Building Maintenance	7215	0.00	0.00	0.00	427.40	4,500.00	4,072.60	8,000.00
Chimney Cleaning Maintenance	7225	0.00	0.00	0.00	1,710.00	0.00	-1,710.00	0.00
Deck Maintenance	7230	0.00	0.00	0.00	1,225.00	500.00	-725.00	5,000.00
Fence Maintenance - Buildings	7245	0.00	0.00	0.00	540.00	2,000.00	1,460.00	4,000.00
Gutter Maintenance	7260	325.00	0.00	-325.00	4,235.00	2,500.00	-1,735.00	4,500.00
<b>Painting</b>	<b>7285</b>							
Painting - Buildings	7295	0.00	0.00	0.00	0.00	6,000.00	6,000.00	12,000.00
Painting - Fences	7300	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Painting/Staining Decks	7310	0.00	0.00	0.00	0.00	1,500.00	1,500.00	4,000.00
<b>Total Painting</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,500.00</b>	<b>7,500.00</b>	<b>16,500.00</b>
Pest Control - Buildings	7315	0.00	0.00	0.00	0.00	0.00	0.00	500.00
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>325.00</b>	<b>0.00</b>	<b>-325.00</b>	<b>8,174.21</b>	<b>17,350.00</b>	<b>9,175.79</b>	<b>39,000.00</b>
<b>REPAIRS</b>	<b>7500</b>							
Concrete Repair	7510	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Fence Repair	7525	0.00	0.00	0.00	910.00	0.00	-910.00	0.00
Irrigation Repair	7530	0.00	0.00	0.00	11,012.58	0.00	-11,012.58	0.00
<b>Total REPAIRS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11,922.58</b>	<b>0.00</b>	<b>-11,922.58</b>	<b>2,000.00</b>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	0.00	100.00	100.00	586.98	700.00	113.02	1,200.00
<b>Total UTILITIES</b>		<b>0.00</b>	<b>100.00</b>	<b>100.00</b>	<b>586.98</b>	<b>700.00</b>	<b>113.02</b>	<b>1,200.00</b>
<b>Water</b>	<b>7850</b>							
Water - City of Longmont	7865	1,587.18	1,600.00	12.82	14,797.13	16,200.00	1,402.87	27,000.00

## Annual Budget Comparison

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Total Water</b>		<u>1,587.18</u>	<u>1,600.00</u>	<u>12.82</u>	<u>14,797.13</u>	<u>16,200.00</u>	<u>1,402.87</u>	<u>27,000.00</u>
<b>Total Operating Expense</b>		<u>8,735.34</u>	<u>3,825.00</u>	<u>-4,910.34</u>	<u>99,314.39</u>	<u>87,655.00</u>	<u>-11,659.39</u>	<u>148,005.00</u>
Total Operating Income		16,477.00	15,205.00	1,272.00	110,542.80	106,435.00	4,107.80	182,500.00
Total Operating Expense		<u>8,735.34</u>	<u>3,825.00</u>	<u>-4,910.34</u>	<u>99,314.39</u>	<u>87,655.00</u>	<u>-11,659.39</u>	<u>148,005.00</u>
<b>NOI - Net Operating Income</b>		<u>7,741.66</u>	<u>11,380.00</u>	<u>-3,638.34</u>	<u>11,228.41</u>	<u>18,780.00</u>	<u>-7,551.59</u>	<u>34,495.00</u>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	0.00	250.00	-250.00	1,760.18	1,750.00	10.18	3,000.00
Interest Income:Interest from Money Market Acct	8060	10.52	0.00	10.52	20.80	0.00	20.80	0.00
<b>Total INTEREST INCOME</b>		<u>10.52</u>	<u>250.00</u>	<u>-239.48</u>	<u>1,780.98</u>	<u>1,750.00</u>	<u>30.98</u>	<u>3,000.00</u>
<b>Other Income</b>	<b>8100</b>							
Other Income:NGLA Grant	8115	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
Reserve Transfer Income	8125	<u>500.00</u>	<u>0.00</u>	<u>500.00</u>	<u>500.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>
<b>Total Other Income</b>		<u>500.00</u>	<u>0.00</u>	<u>500.00</u>	<u>500.00</u>	<u>0.00</u>	<u>500.00</u>	<u>6,000.00</u>
<b>Total Other Income</b>		<u>510.52</u>	<u>250.00</u>	<u>260.52</u>	<u>2,280.98</u>	<u>1,750.00</u>	<u>530.98</u>	<u>9,000.00</u>
<b>Other Expense</b>								
<b>Non Operating Cash Requirements</b>	<b>9000</b>							
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
<b>Total Non Operating Cash Requirements</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>
<b>Total Other Expense</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>
<b>Net Other Income</b>		<u>510.52</u>	<u>250.00</u>	<u>260.52</u>	<u>2,280.98</u>	<u>1,750.00</u>	<u>530.98</u>	<u>-21,000.00</u>
Total Income		16,987.52	15,455.00	1,532.52	112,823.78	108,185.00	4,638.78	191,500.00
Total Expense		8,735.34	3,825.00	-4,910.34	99,314.39	87,655.00	-11,659.39	178,005.00
<b>Net Income</b>		<u>8,252.18</u>	<u>11,630.00</u>	<u>-3,377.82</u>	<u>13,509.39</u>	<u>20,530.00</u>	<u>-7,020.61</u>	<u>13,495.00</u>